138.0	0002	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,210,600 / 1,210,600
					USE VALUE:	1,210,600 / 1,210,600
					ASSESSED:	1,210,600 / 1,210,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
23		PLEASANT VIEW RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BURNS JOSEPH D
Owner 2:	BURNS ELIZABETH
Owner 3:	
Street 1:	23 PLEASANT VIEW RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	ZELL MICHAEL H -
Owner 2:	LACK HEIDI S -
Street 1:	23 PLEASANT VIEW RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .146 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1951, having primarily Wood Shingle Exterior and 2607 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 2 HalfBaths, 9 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6350.000	661,100		549,500	1,210,600
Total Card	0.146	661,100		549,500	1,210,600
Total Parcel	0.146	661,100		549,500	1,210,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 464.37 /Parcel: 464.37

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 138.0-0002-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	661,100	0	6,350.	549,500	1,210,600		Year end	12/23/2021
2021	101	FV	641,200	0	6,350.	549,500	1,190,700		Year End Roll	12/10/2020
2020	101	FV	641,200	0	6,350.	549,500	1,190,700	1,190,700	Year End Roll	12/18/2019
2019	101	FV	248,600	0	6,350.	580,000	828,600	828,600	Year End Roll	1/3/2019
2018	101	FV	247,600	0	6,350.	427,400	675,000	675,000	Year End Roll	12/20/2017
2017	101	FV	247,600	0	6,350.	409,000	656,600	656,600	Year End Roll	1/3/2017
2016	101	FV	247,600	0	6,350.	378,500	626,100	626,100	Year End	1/4/2016
2015	101	FV	233,500	0	6,350.	317,500	551,000	551,000	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ZELL MICHAEL H	53860-98		11/18/2009		565,000	No	No		
ROCHE KEVIN/ETA	29254-110		10/22/1998		290,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/27/2018	1057	Addition	403,000	O				dd 2nd floor+ addi

ACTIVITY INFORMATION

Date	Result	By	Name
8/2/2019	Permit Visit	DGM	D Mann
9/1/2017	MEAS&NOTICE	HS	Hanne S
12/8/2008	Meas/Inspect	189	PATRIOT
4/14/2000	Inspected	264	PATRIOT
11/18/1999	Mailer Sent		
11/8/1999	Measured	263	PATRIOT
1/1/1982		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6350		Sq. Ft.	Site		0	90.	0.96	10									549,452						549,500	

Patriot Properties Inc.

User Acct: 88345
GIS Ref:
GIS Ref:
Insp Date: 09/01/17
!10656!

PRINT

Date	Time
12/30/21	11:07:27

LAST REV

Date	Time
10/21/19	14:26:14
danam	

PAT ACCT.: 10656

USER DEFINED

Prior Id # 1:	88345
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Total AC/HA:	0.14578	Total SF/SM:	6350	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	549,452	Spl Credit		Total:	549,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1951	Eff Yr Blt:	2019
Alt LUC:		Alt %:	
Jurisdict:	G20	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV	- Average	1.0 %
Functional:			%
Economic:			%
Special:			%
Override:			%
		Total:	1 %

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.10992110
Const Adj.:	0.99989998
Adj $ / SQ:	144.275
Other Features:	97914
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	667813
Depreciation:	6678
Depreciated Total:	661134

COMMENTS

EST BMT / SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	3	Baths:	1	HB	2

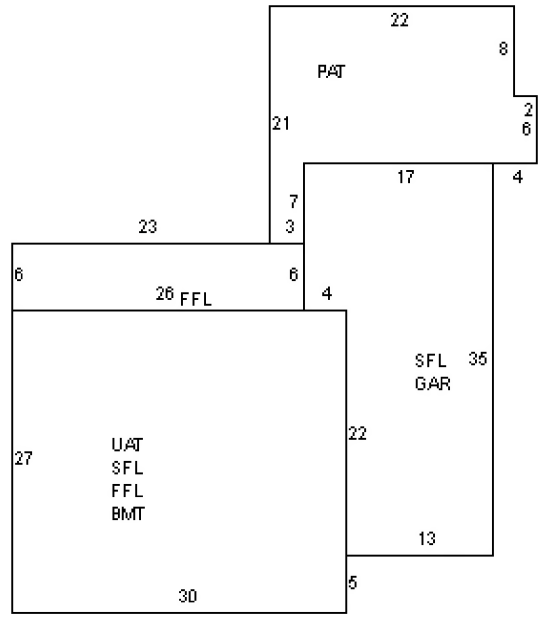
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	3	M
Totals			
1	9	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	191.89
Special Features:	0	Val/Su Net:	159.53
Final Total:	661100	Val/Su SzAd	289.58

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,317	144.280	190,011
FFL	First Floor	966	144.280	139,370
BMT	Basement	810	64.060	51,887
GAR	Garage	507	19.930	10,104
PAT	Patio	341	3.350	1,142
UAT	Upper Attic	203	57.710	11,686

Net Sketched Area:	4,144	Total:	
Size Ad	2283	Gross Area	7479	FinArea	2607
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	40	G	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

138.0-0002-0004.0

IMAGE

AssessPro Patriot Properties, Inc